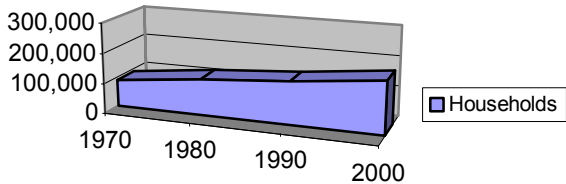


HOUSING ELEMENT DATA

Some significant *demand-side* data and trends that are shaping housing needs, availability and costs in Dane County:

Household Growth in Dane County: 1970-2000

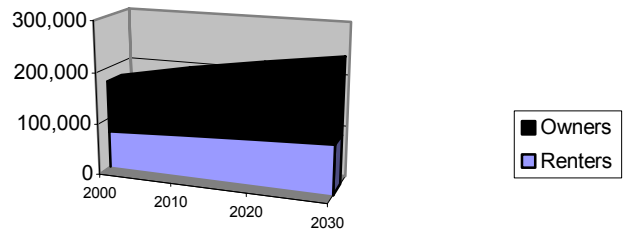


Household Growth: From 1970 to 2000, the number of households in Dane County increased from 88,574 to 173,484 (representing a 96% increase).

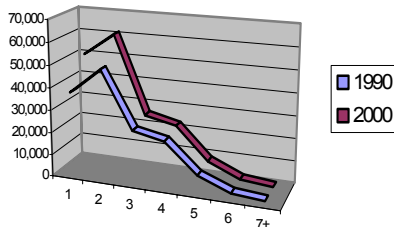
Forecasted Household Growth:

From 2000 to 2030, the number of households is expected to increase to 70,273 or 41%. This includes 47,816 owner-occupied households and 22,457 renter-occupied households.

Household Growth Forecast in Dane County by Tenure



Households by Size: 1990-2000

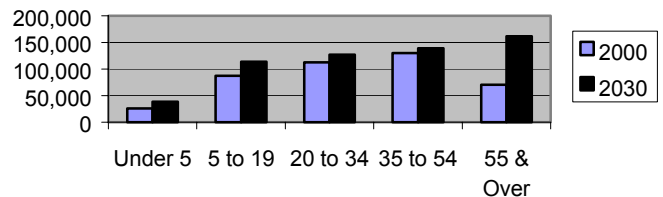


Household Size: Households are declining in size. In 1990, one- and two-person households made up 61% of all households compared to 65% in 2000. Small household size increases demand for housing units faster than population alone.

Projected County Population & Housing Demand Forecast:

Population characteristics such as age affect the demand for housing. Household heads age 55 or older will account for more than eighty percent of total housing demand. In addition, The "Baby Boomer" generation will all be over age 65 by 2030. As a result, it is forecasted that two-thirds of housing demand will be for owner-occupied housing, but a sizeable percentage of new owner-occupied housing will be condominiums (owner-occupied multi-family housing).

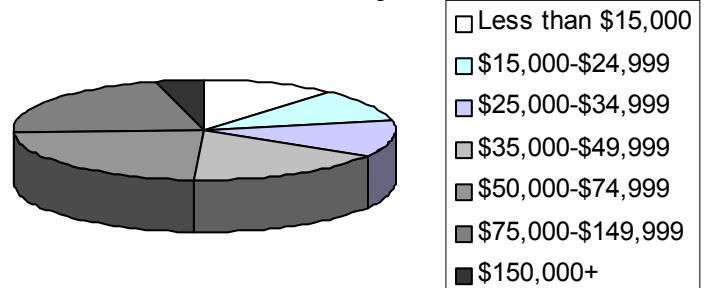
Dane County Projected Population Growth by Age



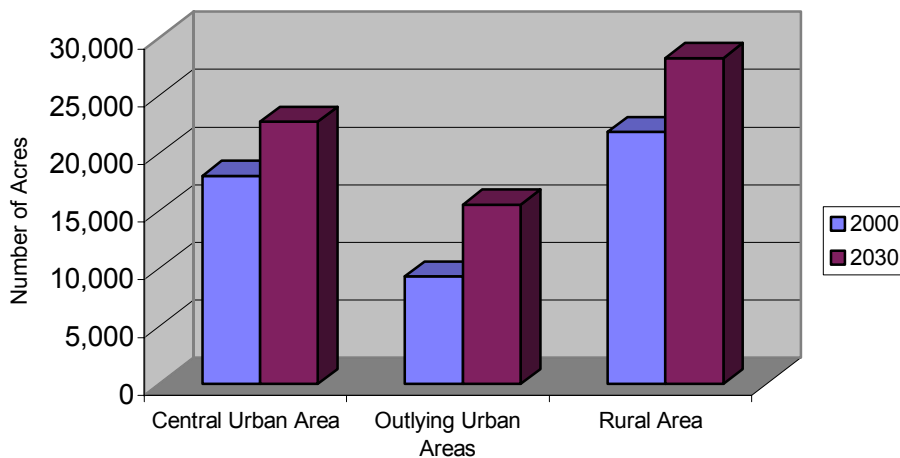
More demand-side issues affecting housing in Dane County:

Characteristics like household income also affect housing demand. Household income significantly influences household decisions about the type of housing that is chosen. In addition, housing costs that are over 30% of household income are considered an indicator of affordable housing problems, sometimes referred to as “shelter burden.” In 1999, nearly 40% of renters and about 20% of owners in the county paid 30% or more on housing.

Dane County 1999 Distribution of Households by Income



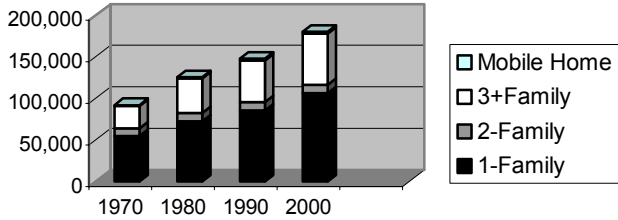
Residential Land Demand: 2000-2030



Land Demand & Housing: Based on population forecasts and land use inventory trends, the Dane County Regional Commission estimates that Dane County will need about 17,300 acres for residential development, exclusive of streets and parks, from 2000 to 2030.

Some significant *supply-side* data and trends that are shaping housing needs, availability and costs in Dane County:

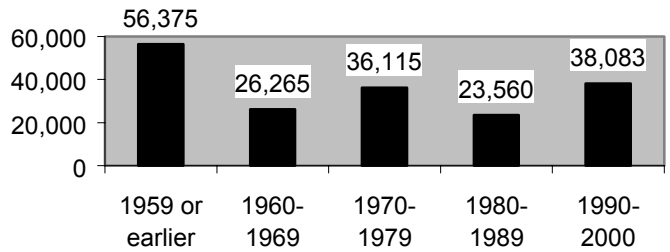
Dane County Housing Stock by Type: 1970-2000



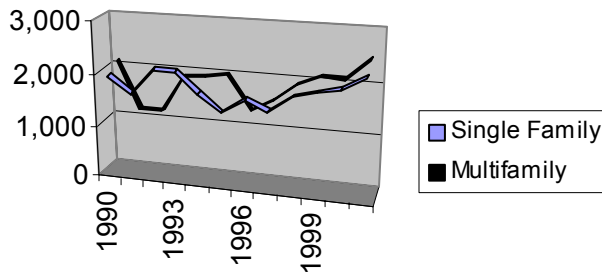
Housing Stock: There were 180,398 housing units in Dane County in 2000. While 51% of the county's stock was in the City of Madison. Small cities and villages made up 48% of county housing growth since 1990.

Age of Housing Stock: In 2000, about one-third of all housing units in the county were more than 40 years old, while about one-fifth of all housing was built between 1990 and 2000.

Age of Housing Stock in Dane County



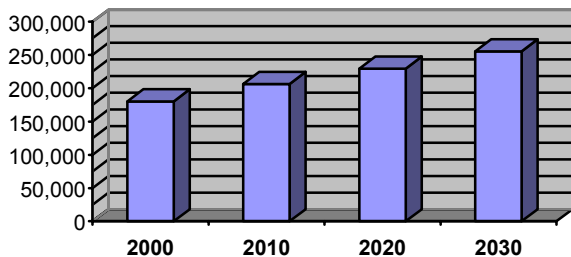
New Housing Construction in Dane County by Type: 1990-2001



New Housing Construction: From 1990 to 2004, there were 27,320 new single-family housing units constructed and 26,678 two family or multifamily housing units were constructed. Consequently, though single-family housing stock makes up nearly 59% of housing within the county, about half of all new housing units produced since 1990 were multifamily. Over one-half of the multifamily housing construction occurred in the City of Madison.

Dane County Housing Forecast: Dane County's housing supply is expected to increase 255,496 units (40%) from 2000 to 2030. It is anticipated that by 2030 there will be 147,739 owner households and 96,018 renter households occupying those housing units and about 11,739 vacant units. An estimated additional 15,000 units will be needed to replace razed or converted housing units by 2030.

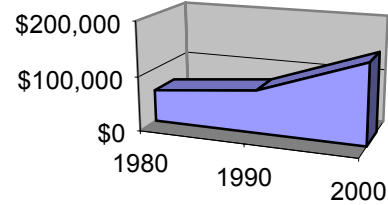
Dane County Housing Units Forecast: 2000-2030



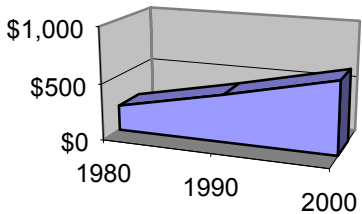
More supply-side issues affecting housing in Dane County:

Housing Value: The median value of owner-occupied housing units in Dane County increased by 32% from 1980 to 1990 and by 87% from 1990 to 2000. In 2000, the median value of owner-occupied housing was \$146,900. Median values of owner-occupied housing are lower inside the City of Madison than outside.

Dane County Median Value of Owner-Occupied Housing Units: 1980-2000



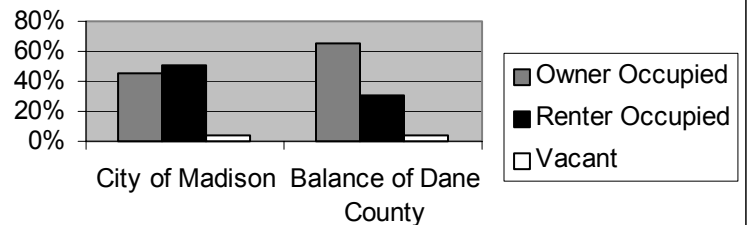
Dane County Median Monthly Rental Rates: 1980 - 2000



Rental Rates: The median monthly rental rates of renter-occupied housing units in Dane County increased by 88% from 1980 to 1990 and again by 52% from 1990 to 2000. Median monthly rental rates are higher in the City of Madison than outside Madison.

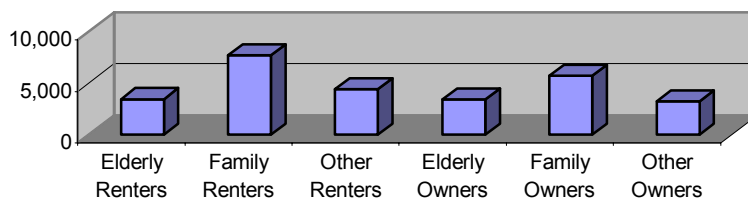
Housing Tenure: In 2000, 55% of the total housing units in Dane county were owner-occupied, 41% were renter occupied, and 4% were vacant.

2000 Dane County Housing Units by Tenure



Source: Dane County Comprehensive Plan: Part of Background Chapter, Dane County Regional Planning Commission: Summer 2004.

Households with Incomes Under 80% of Dane County Median and with Housing Problems



Source: U.S. Census Bureau, Comprehensive Housing Affordability Strategy, 2003.